

Draft of 09/26/2014

Chadds Ford Township
Delaware County, PA

Chadds Ford Township
Board of Supervisors Workshop
Wednesday, August 27, 2014
7:00PM

Officials Present:

Keith Klaver, Chairman
Frank Murphy, Supervisor
Amanda Gattuso, Interim Manager
Hugh Donaghue, Solicitor
Joe Mastronardo, Engineer
Matt DiFilippo, Secretary

Public Hearing: Ordinance 131: Zoning Map Amendment, Dilworthtown Parcels

Solicitor Donaghue called to order the public hearing for Ordinance 131: Zoning Map Amendment, Dilworthtown Parcels, confirmed advertisement, and requested public comment. There was no public comment. Engineer Mastronardo clarified the properties being included into the Dilworthtown Historical and Architectural Review Board (HARB) district.

Chairman Klaver closed the hearing.

Public Hearing: Ordinance 128: Restricted Vegetation

Chairman Klaver announced the hearing for Ordinance 128: Restricted Vegetation will be held prior to the regular meeting, Wednesday, September 3, 2014, which Solicitor Donaghue confirmed. It was noted that the ordinance had been advertised.

Call to Order

Chairman Klaver called the workshop to order at 7:15PM. He announced that Vice Chairman George Thorpe was not in attendance tonight because of an out of town appointment.

Resolution 2014 – 28: Audi Final Plan Approval, 1421 Wilmington Pike (Larry Strohm)

Solicitor Donaghue reported preparing the draft resolution, and that Engineer Mastronardo was in the process of assessing the fee in lieu. Michael Bowker, Engineer for the applicant concurred and subsequently clarified Thornbury Township approvals since the project is in two townships. Sewage was discussed, and how Audi will begin with septic systems and connect to public sewer when available. Supervisor Murphy inquired about stormwater management, which Mr. Bowker responded that there will be controls on the site. The resolution will be on the regular meeting agenda, Wednesday, September 3, 2014, for consideration of approval.

HARB Certificate of Appropriateness (CoA): 681 Webb Road, Roof

Chairman Klaver reported that HARB recommended for approval an emergency CoA for roof repair for 681 Webb Road.

HARB Certificate of Appropriateness (CoA): 1609 Baltimore Pike, Coffee Shop

Chairman Klaver reported that HARB recommended for approval a coffee shop in front of the Brandywine River Hotel in an existing building.

K. Hovnanian Proposal for 600 Brandywine Drive (Townhouses)

John Jaros, counsel for the applicant, reviewed the applicant's request and history in requesting a hearing in front of the Board of Supervisors for a text and map amendment for the Brandywine Drive parcel to allow townhouses. They are returning with a revised plan which has decreased the number of townhouses to 107 from 114. There was discussion of zoning, impervious coverage, buffering, birthing, ingress, egress, emergency access, recognizing the pool and clubhouse as open space, increasing maximum building coverage, stormwater management, the pedestrian connection to Painters Crossing shopping center, and pricing and impact on the school district was also discussed.

Carolyn Daniels, Ridings Way, expressed concern about high-density housing, impact on the school district, and an increase in traffic.

John Flemming, Painters Crossing, expressed concern about traffic and stormwater management.

Solicitor Donaghue commented that the proposal is currently a concept plan and since many issues exist with the project maybe the applicant would consider a conditional use hearing along with a text and map amendment hearing.

There was continued discussion about traffic impact, fiscal impact and stormwater impact.

Chairman Klaver and Supervisor Murphy suggested the applicant be placed on the Planning Commission agenda for continued discussion.

Henderson Proposal for 1226 – 1242 Baltimore Pike (Hotel and Restaurant)

Mark Eisenhardt, Henderson Group, introduced a concept idea to build a restaurant and hotel on a 5 acre parcel adjacent to Painters Crossing Condos with intentions of extending Hillman Drive to Baltimore Pike finishing a segment of a loop road around the intersection of Wilmington and Baltimore Pikes. Mr. Eisenhardt pointed out that the parcel was currently located in two different zones and expressed interest in having the parcel designated as just one zone. He discussed the Henderson Group's intention of finishing the loop road along with the proposed development of a hotel and restaurant. There was discussion about increased traffic, residential communities along Hillman Drive (Estates at Chadds Ford and Painters Crossing Condos), light pollution, grading, retaining walls and landscaping as screening.

The following public comment was made about the project and subsequent loop road:

Margaret Faia, Estates at Chadds Ford, asked for clarification of the size of the hotel, parking accommodations, stormwater issues, and plans for a loop road around the intersection of Wilmington and Baltimore Pikes not being relevant today because of now existing residential developments.

Debbie Reardon, Talley Ho, Open Space Chair, expressed concern about the Henderson Group's attitude toward building the loop road and how it appears the residents don't have much say, and if and when the road is built, sidewalks should be necessary and residents should be able to safely walk along the road.

Vicki Hoxter, Painters Crossing, inquired how far the distance from the road to Painters Crossing Condos would be.

Valerie Hoxter, Painters Crossing, asked why a road that was proposed in the 1970's is still being seen today as a viable option to relieving traffic around the Wilmington Pike and Baltimore Pike intersection, when the Board is busy changing zoning for developers, today, because old zoning districts don't make sense anymore.

Mark Eisenhardt, Henderson Group, discussed the necessity for a loop road, how it's going to be built eventually and it will be built by either PennDot or the Henderson Group. He also commented how residents use the roads now and the roads are all owned by the Henderson Group. He also mentioned how the Henderson Group would dedicate Hillman Drive when and if complete to the Township. He described the current stormwater management issues in the area and how they would be improved with this proposed construction project because more controls would be put in place. He discussed changes to Dickinson Drive to make it a right-turn in and out only off of Baltimore Pike and how it can't become the loop road because PennDot won't allow for a traffic signal and Dickinson Drive and Baltimore Pike.

Supervisor Murphy commented on residential entrances onto the loop road, the concern for the residents quality of life, whether or not the loop road is a solution to the Wilmington and Baltimore Pikes intersection and if there are any other solutions, stormwater issues and traffic calming devices.

Supervisor Klaver expressed concern about stormwater management issues and sidewalks and pedestrian access.

Engineer Mastronardo commented that if the loop road is completed by a private developer than more control can be maintained by the Township and more traffic calming measures can be implemented versus working with PennDot.

The Henderson Group will bring their proposal in front of the Planning Commission. Supervisor Murphy requested Township staff to notify residents of the meeting via regular mail.

J. Grace Co. and Mansfield Development proposal for Oakland and Brintons Bridge Roads

Chairman Klaver reported that the Board wasn't ready to make a decision yet on the development company's request as to which sketch plan to move forward with: a by-right 2-acre plan, a PRD-1 plan or a PRD-3 plan which would allow ½ acre lots. There was discussion about how many houses could actually be built on the 90-acre parcel with wetlands and steep slopes. There was also discussion of plans for open space and who would be allowed to access the open space and what activities would take place on the open space. It was also confirmed that neighbors will be notified of upcoming meetings and land development.

Tree Removal from Open Space adjacent to 11 Evergreen, Estates at Chadds Ford

Chairman Klaver reported that a decision needed to be made at next week's regular meeting on whether or not to remove trees from the open space adjacent to a home at 11 Evergreen Drive in the Estates at Chadds Ford.

Meeting with Committee Chairs

Supervisor Murphy reported that an upcoming meeting with all of the committee chairs would be planned.

Other

Chairman Klaver reported accepting Marc Altman and Pat Foell's resignation from the Sewer Authority Board and Open Space Committee, respectively, because they're moving out of the Township. He also announced the Board would begin searching for replacements.

Adjournment

Chairman Klaver adjourned the workshop at 9:00PM.

Respectfully submitted,

Matt DiFilippo
Secretary